

## MINUTES OF THE ORRVILLE PLANNING COMMISSION MEETING

### Held October 21, 2021

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MEMBERS PRESENT: Jenn Phillips, Bob Snyder, Ned Hostetler, Norm Hibinger, Steve Wheeler, Dave Handwerk  
MEMBERS ABSENT: Jim Davis  
STAFF PRESENT: Kristin Endsley, Jeanne Gault, Ryan Immel, Mark Bergman  
OTHERS PRESENT: Sarvish Arora, Andrew Lallathin, Adam Hanzie, Heidi DeMark

Vice Chairman Hostetler called the meeting to order at 3:00 p.m.

1. The Commission approved the minutes of the September 16, 2021, Planning Commission meeting.
2. The Commission reviewed Karen Smith's home occupation (photography) conditional zoning certificate at 1806 Cloveridge Drive. Ms. Smith was not able to attend but wished to renew for at least one year. Staff has received no complaints. Wheeler moved and Handwerk seconded to APPROVE a 3-year extension. Ayes all. Motion carried.
3. PUBLIC HEARING: The Commission reviewed a request from The City of Orrville for conditional zoning certificate of a new Orr Park restroom near Hall Street. This is part of the Gateway Project and will place a restroom in this area by the little league field. Grant funds available. This restroom will be similar to the one in lower Orr Park but will also include a "family" restroom. Hibinger moved and Phillips seconded that the Commission APPROVE the request. Ayes all. Motion carried.
4. PUBLIC HEARING: The Commission reviewed a request from The City of Orrville for a conditional zoning certificate for a salt bin at 300 Jefferson Court. This bin will double our current capacity and be placed behind existing salt bin. The one at Pine Street will be removed. This will allow the City to double the amount of salt on hand. Handwerk moved and Hibinger seconded that the Commission APPROVE the request. Ayes all. Motion carried.
5. PUBLIC HEARING: The Commission reviewed a petition from Monkey Weasel LTD – Eric and Jenise Badertscher, for a street vacation approval for Union Street. This is part of the next two public hearings as well. Bell Stores would like to build a new gas station in place of the current one. Andrew Lallathin was present on behalf of Bell Stores. Handwerk moved and Wheeler seconded that the Commission RECOMMEND the street vacation to City Council CONTINGENT upon the City obtaining any necessary utility easements. Ayes all. Motion carried.
6. PUBLIC HEARING: The Commission reviewed a request from Monkey Weasel LTD – Eric and Jenise Badertscher for a zoning amendment of property at 902 North Vine Street, Lot 2547, from R-4 residential to C-3 Intensive Commercial District. The residence would be demolished in order to better expand the gas station with access from Vine Street and from Main Street. Hostetler moved and Hibinger seconded that

the Commission RECOMMEND the rezoning to City Council CONTINGENT upon the City obtaining necessary utility easements. Ayes all. Motion carried.

- 7. PUBLIC HEARING: The Commission reviewed a request from FLO Properties LLC for a zoning amendment of property at 842 North Vine Street, Lot 2802, from R-4 residential to C-3 Intensive Commercial District. The residence would be demolished in order to better expand the gas station with access from Vine Street and from Main Street. Wheeler moved and Handwerk seconded that the Commission RECOMMEND the rezoning to City Council CONTINGENT upon the City obtaining necessary utility easements. Ayes all. Motion carried.
- 8. PUBLIC HEARING: The Commission reviewed a request from PSA Architect on behalf of 220 West High LLC for a new free standing restaurant with drive-thru. Present were Heidi DeMark from Phillips/Sekanick Architects as well as Dunkin owner Sarvish Arora. This will be a Dunkin only. Main traffic flow would be in the mornings and traffic flow for Dairy Queen across the street is mainly afternoon and dinner time. Inside seating for 12 with additional seating outside on patio. Current code requires parking spaced based on the total building square footage, not on the customer service area. If going by the customer service area, they would meet the parking requirements. Also reviewed a request for a 46 SF ground mount sign; 32 SF is permitted. Wheeler moved and Phillips seconded that the Commission APPROVE the drive-thru contingent on storm water plans, contingent on parking variance and approves the sign at 32 SF. Ayes all. Motion carried. A variance will be sought for the larger Dunkin sign as well as for parking spaces.

Meeting adjourned 3:30 pm. Our next meeting is tentatively scheduled for November 18, 2021, at 3:00 pm.

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Chairman

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Secretary

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